

March 5, 2011

Senator Andrew Maynard  
Representative Tony Guerrero  
Members of the Transportation Committee

RE: Senate Bill 825  
Acts Regarding State Traffic Commission

Dear Senator Maynard, Representative Guerrero and Committee Members:

Per the request of a member of the Home Builders Association of Connecticut, Inc., I am submitting the following information for your consideration. As you know, the State Traffic Commission (STC) classifies projects that exceed 100,000 square feet of building area or 200 parking spaces and abut a state highway as major traffic generators. The STC also reserves the right to regulate projects that meet the area or parking threshold but do not directly abut a state highway. The 100,000 s.f. building area standard applies to all forms of development regardless of the kind of land use. Of the limited number of development types that typically meet the building area threshold, residential construction generates some of the lowest levels of traffic as it has a high ratio of building area to vehicle peak hour trip. A residential subdivision of only 34 homes (assuming 3000 s.f. per house) will meet this limit.

By comparison, other land uses with 100,000 s.f. buildings generate peak hour traffic rates that are 2.5 to 10 times greater than residential construction. The table below identifies the number homes needed to generate the same amount of traffic as a 100,000 s.f. building using average Institute of Transportation (ITE) figures for various land uses:

<u>Land Use</u>	<u>Equivalent Number of Homes</u>
Manufacturing	85
General Light Industrial	110
Hospital	135
General Office Building	170
Home Improvement Superstore	205
Shopping Center	265
Medical Office Building	350

As you can see, a residential subdivision much larger than 34 houses would be required to generate the traffic equivalent to other land uses that are being regulated as major traffic generators. I hope this information will prove valuable to the Committee in their consideration of Bill 825.

Sincerely  
Thomas J. Daly, PE  
Associate  
Milone & MacBroom, Inc.